

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, **May 10, 2016**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

1. **ZONE CHANGES (ZC)** – Public Hearings

- A. Consider a zone change amendment to amend the PD-C (Planned Development Commercial) zone on approximately 12.50 acres to add **Building 375** to the “**Pine View Plaza**” commercial center. The property is generally located along the south side of Red Cliffs Drive. The owner is Pineview Plaza LC and the representative is Mr. Steve Jennings. Case No. 2016-ZCA-022. (Staff – Ray Snyder)
- B. This is a request to consider a zone change from R-3 (Multiple Family) to PD-R (Planned Development Residential) for phase 2 and amending the existing PD-R for phase 3 on approximately 16.78 acres. The proposal is to consider a 20 unit townhouse and 43 single family patio houses for Phase 3 on 10.05 acres, as well as, allow short term rentals for proposed and existing units. The project is called “**The Joshuas**” and is located along Tonaquint Drive north of the Southgate Golf Course. The owner is Church Properties LLC, the applicant is Mr. Corbin Church, and the representative is Ms. Brandee Walker, Bush & Gudgell. Case No. 2015-ZC-037. (Staff – John Willis)
- C. Consider a zone change from R-4 (Multiple Family) and R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C-3 (General Commercial) on approximately 0.17 acres and OS (Open Space) on approximately 4.5 acres. The property is generally **located south of 476 East Riverside Drive**, behind the existing commercial building. The applicant I Southern Utah Disaster Services. Case No. 2016-ZC-021. (Staff – John Willis)

2. **CONDITIONAL USE PERMIT (CUP)**

Consider a request to operate a **taxidermy** business at 1812 West Sunset Boulevard. The property is zoned C-3 (General Commercial). The applicant is Mr. Judson Tolman. Case No. 2016-CUP-012 (Staff - Ray Snyder)

3. **PRELIMINARY PLAT**

Consider a one hundred (100) lot residential subdivision for “**Desert Plateau.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located in the Desert Canyons development along the Arizona border south and east of Deserts Edge Drive. The representative is Mr. Ken Miller, Development Solutions Group. Case No. 2016-PPA-016. (Staff – Wes Jenkins)

4. **FINAL PLAT AMENDMENT (FPA)**

Consider amending a commercial final plat subdivision plat “**Confluence Commercial Center Phase 1 Amended.**” The property is zoned C-3 (General Commercial) and is located between 1808 South Crosby Way and 1819 South 120 East Street. The purpose is to adjust the northerly line between Lot 1 and 3 to accommodate parking. The representative is Mr. Brad Petersen, Development Solutions. Case No. 2016-FPA-030. (Staff – Wes Jenkins)

5. **FINAL PLATS (FP)**

A. Consider an eighteen (18) lot residential subdivision plat for “**Desert Crest Phase 3.**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 3650 East and 5820 South (Desert Crest Drive and Archturus Drive and Sirius Lane). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2016-FP-003. (Staff – Wes Jenkins)

B. Consider a twenty-five (25) lot residential subdivision plat for “**Desert Plateau Phase 5.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 3470 East and 6310 South (Rimrunner Drive). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2016-FP-002. (Staff – Wes Jenkins)

C. Consider a thirteen (13) lot residential subdivision plat for “**Desert Rim Phase 2.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 3620 East 6170 South (Rimrunner Drive). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2016-FP-001. (Staff – Wes Jenkins)

D. Consider a thirteen (13) lot residential subdivision plat for “**Riverstone Subdivision Phase 7.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 1070 West 4120 South (Las Colinas Drive). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2016-FP-011. (Staff – Wes Jenkins)

6. **MINUTES**

Consider approval of the minutes from the November 10, 2015 Planning Commission meeting.

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

ITEM 1A

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 5/10/2016

ZONE CHANGE: PUBLIC HEARING

Building 375 Pine View Plaza

Case No. 2016-ZCA-022

Request:	To amend the PD-C (Planned Development Commercial) zone on approximately 12.50 acres to develop Building No. 375.
Owner:	Pineview Plaza LC
Representative:	Mr. Steven Jennings
Background:	This is a request to review the proposed site plan / landscape plan, elevations, renderings, colors, and materials for the proposed building (<i>with individual leased spaces / units</i>) pursuant to Section 10-8-3, 10-8-4, and 10-8-6.
Area:	Approx. 1.50 acre commercial center.
Property:	Located on the south side of Red Cliffs Drive.
Current Zones:	PD-C (Planned Development Commercial)
General Plan:	COM (Commercial)
Building 375:	The building footprint will be 2,800 sq. ft.
Height:	This is a single story building and the maximum height will be less than 35 feet (it appears to be approximately 24 feet high).
Setbacks:	<p>The required PD-C setbacks are: F = 25 ft., Street Side = 25 ft., Side = 10 ft., and R = 10 ft.</p> <hr/> <p>The building appears to meet and exceed the required setbacks and will be verified during the SPR (Site Plan Review) process. .</p>

Parking: Building No. 375 will be 2,800 sq. ft.; 1,800 sq. ft. will be for a restaurant use and 1,000 sq. ft. for a retail use.

The St. George Municipal Code for restaurants requires 10 spaces minimum or 1 space for each 100 square feet of gross floor area, whichever is greater, plus 1 space for each 100 square feet of outdoor seating. At $1,800 / 100 = 18$ spaces

The retail portion of the building will be 1,000 sq. ft. Because this commercial center has more than 500 spaces, the parking may be calculated at 1:500; $1,000 / 500 = 2$ spaces.

The total required parking count for the building will be 20 spaces.

See the attached parking calculations for this commercial center which demonstrates parking is met and exceeded.

All proposed parking space sizes are 9 ft x 18 ft.

During SPR staff will verify parking is met per City Ordinance.

Landscaping: Per Section 10-25-4.B of the City of St. George Municipal Code, a landscape strip outside the public right of way along the front of the public streets, not less than 6 ft. and an average of at least 15 ft. wide shall be landscaped.

As presented, the landscaping along Red Cliffs Drive frontage appears to meet the requirements and staff will verify this during the SPR process.

Colors and Materials: The building materials and colors will be similar to and compatible with those in the existing commercial center.

Options: The Planning Commission has several options:

1. Deny the zone change amendment
2. Approve the zone change amendment as presented
3. Approve the zone change amendment with additional conditions
4. Table the zone change amendment to allow for additional information to be provided as determined.

EXAMPLE

Motion to Approve: Note: A motion to approve this planned development zone change amendment would need to include:

The Planning Commission recommends approval of the zone change amendment to amend the PD-C (Planned Development Commercial) zone on approximately 12.50 acres to develop

Building No. 375 (a restaurant and retail building) with associated landscaping and parking as presented and recommends the following conditions and comments:

1. Zoning - Approve the PD-C zone change amendment on 12.50 acres
2. Uses – This use is in harmony with the previously approved uses list for 'Pine View Plaza' on 12.50 acres.
3. Site Plan – The conceptual layout as presented is approved.
4. Colors & Materials – As presented the colors and materials are recommended for approval.
5. Setbacks – Setbacks shall meet the Zoning Ordinance (*staff will confirm during the SPR process*).
6. Landscaping – The applicant shall provide landscaping along Red Cliffs Drive in compliance with the Landscape Ordinance (10-25).
7. Lighting - Provide a photometric plan with submittal of the SPR and demonstrate that lighting will not exceed 1 ft candle at property line and not exceed 15 ft candle on site. Dark sky style lighting fixtures shall be used to avoid a nuisance as seen from adjacent residential neighborhoods and surrounding community.
8. SPR – Upon approval of the zone change, the applicant shall submit an application for a SPR (Site Plan Review) along with the required civil engineering plan set which may include but not be limited to: cover sheet, site plan, grading plan, erosion control plan, utility plan, landscape plan, irrigation plan, and photometric plan.

Narrative Letter



335 East St George Blvd #301
St George, UT 84770
P | (435) 688-9740 F | (435) 688-9741
www.jmips.com

April 15, 2016

City of St. George Planning and Zoning
c/o John Willis
175 East 200 North
St. George, UT 84770

Re: Pineview Plaza Commercial Center - Lot Merger/Easement Abandonment

To Whom it May Concern:

Attached to this letter is a completed PD Zone Change Application with pertinent information included as requested previously in planning staff meeting.

Pineview Plaza, LC has received a request from several prospective tenants to construct an additional small building in the Pineview Plaza Commercial Center located at 2376 E. Red Cliffs Drive. We are proposing to construct a building approximately 2,800 square feet in size at the location outlined on the attached drawing.

The area of disturbance would be approximately 125 feet by 200 feet. The building would be constructed to accommodate two tenants, one of which (1,800 s.f.) would be a restaurant. We have done a revised parking analysis of the commercial center which is also attached. Our analysis indicates that, at completion, we will still have more parking than required by City Ordinance for the project.

We respectfully ask for approval of this addition to the project. Should you have additional questions or require additional information, please don't hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven Jennings", is written over a light blue horizontal line.

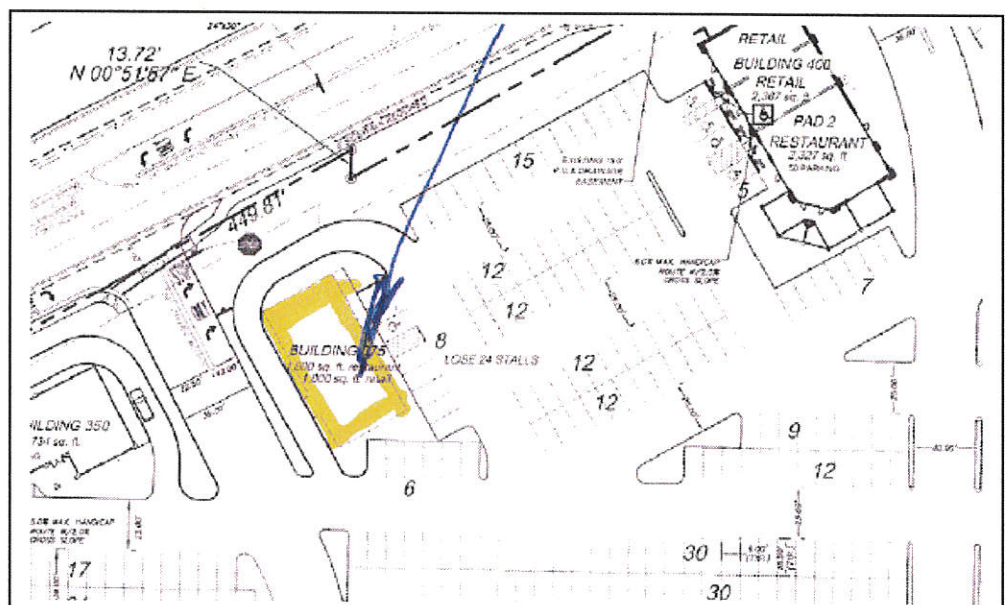
Steven Jennings, President

Aerial



Zoning

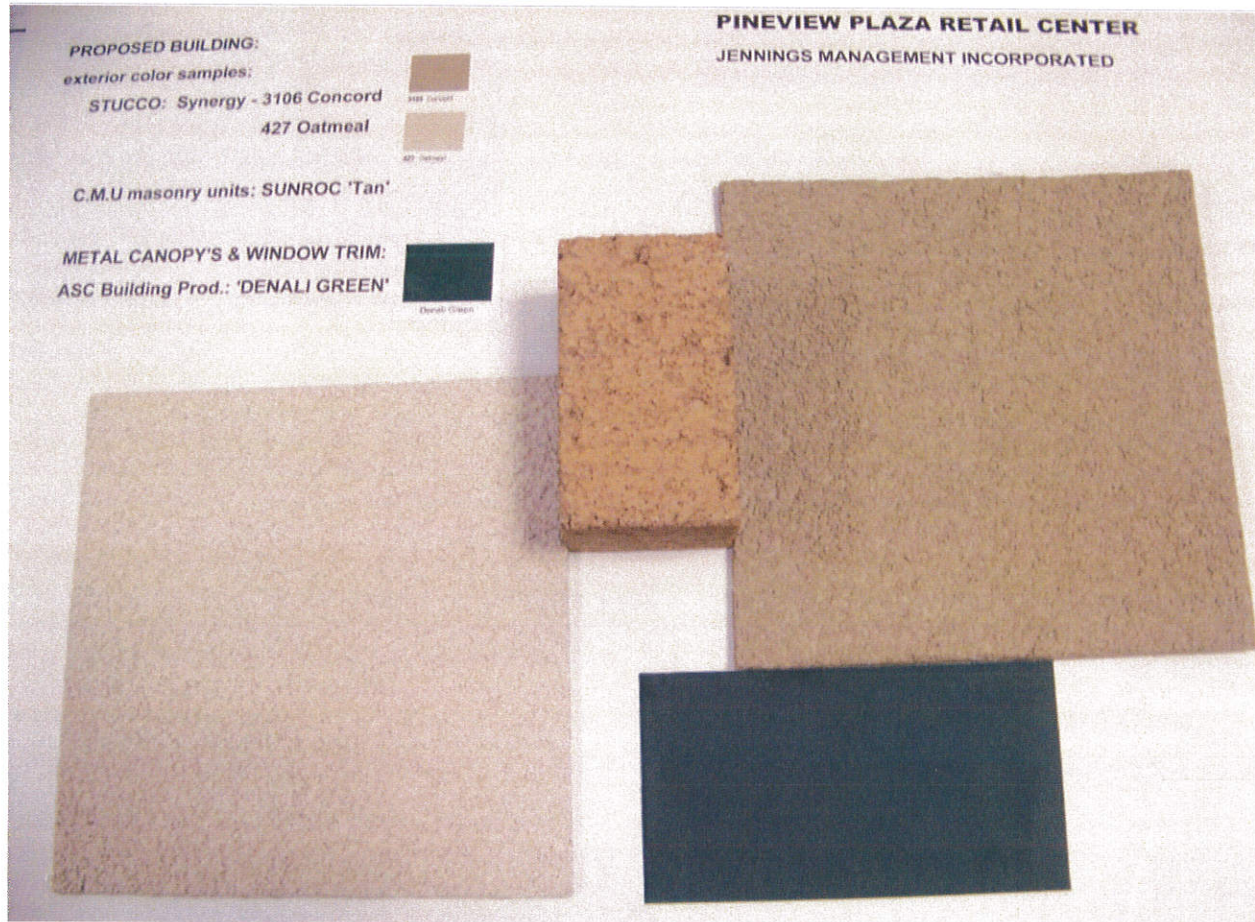




Renderings



Materials and Colors



Parking Calculations

Pineview Plaza Parking

Building 370 Addition to Commercial Center
 Required vs Provided Parking

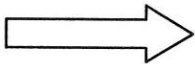
Total Area	12.50 Acres
Total Bldg Sq Ft	134,242 Sq Ft
Overall Parking Ratio	5.98 stalls/1000 sq ft
Landscaping Required	81,675 Sq Ft
Landscaping Provided	81,685 Sq Ft

Bldg 100 - Furniture	40,525 Sq Ft
Parking Ratio Used	1 stall/600 sq ft
Parking Required	68 stalls
Parking Provided	68 stalls
Handicap Parking Required	3 stalls
Handicap Parking Provided	4 stalls

Building 200 - Theatre (1,535 seats)	32,375 Sq Ft
Parking Ratio Used	1 stall/3.5 seats
Parking Required	439 stalls
Parking Provided	450 stalls
Handicap Parking Required	18 stalls
Handicap Parking Provided	18 stalls

Building 300 Retail	46,518 Sq Ft
Restaurant	4,490
Retail	42,028
Parking Ratio Used Restaurant	1 stall/100 sq ft
Parking Ratio Used Retail	1 stall/500 sq ft*
* Total Site Parking is over 500 Stalls	
Parking Required	129 stalls
Parking Provided	152 stalls
Handicap Parking Required	8 stalls
Handicap Parking Provided	8 stalls

Building 350	2,734 Sq Ft
Restaurant	1,518
Retail	1,216
Parking Ratio Used Restaurant	1 stall/100 sq ft
Parking Ratio Used Retail	1 stall/500 sq ft
Parking Required	18 stalls
Parking Provided	27 stalls
Handicap Parking Required	2 stalls
Handicap Parking Provided	2 stalls



Building 370	Sq Ft
Restaurant	1,800
Retail	1,000
Parking Ratio Used Restaurant	1 stall/100 sq ft
Parking Ratio Used Retail	1 stall/500 sq ft
Parking Required	20 stalls
Parking Provided	20 stalls
Handicap Parking Required	stalls

Handicap Parking Provided		stalls
Building 400		
	Restaurant	2,758
	Retail	2,102
Parking Ratio Used	Restaurant	1 stall/100 sq ft
	Retail	1 stall/500 sq ft
Parking Required		32 stalls
Parking Provided		33 stalls
Handicap Parking Required		2 stalls
Handicap Parking Provided		4 stalls
Building 500 - Restaurant		5,164
Parking Ratio Used		1 stall/100 sq ft
Parking Required		52 stalls
Parking Provided		52 stalls
Handicap Parking Required		2 stalls
Handicap Parking Provided		3 stalls
Total Parking Stalls Provided		778
Total Parking Stalls Required		757
Extra Parking		21

Application

PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST



APPLICATION FOR A ZONE CHANGE AS PROVIDED BY THE
CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH

I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: Pineview Plaza, LC

MAILING ADDRESS: 335 E. St. George Blvd., Ste. 301

PHONE: 435-688-9740

CELL: 435-632-2910

FAX: 435-688-9741

APPLICANT:

(If different than owner)

MAILING ADDRESS: _____

PHONE: _____

CELL: _____

FAX: _____

EMAIL ADDRESS(ES): _____

CONTACT PERSON / REPRESENTATIVE: Steven Jennings

(i.e. Developer, Civil Engineer, Architect, if different than owner)

MAILING ADDRESS: Same as above

PHONE: 435-688-9740

CELL: 435-632-2910

FAX: _____

EMAIL ADDRESS(ES): steve@jmips.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. 2376 E. Red Cliffs Dr., Pineview Plaza Commercial Center

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone) is approved for a period of 18 months only unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY

CASE #: 20__-ZC-__ FILING DATE: _____ RECEIVED BY: _____ RECEIPT #: _____

*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? PD Commercial
2. What zone or zones are requested by this application? PD Commercial
3. Is the zone change in harmony with the present City General Plan? Yes X No _____
4. If no, what does the City General Plan propose for the subject property?
*(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held **four (4) times per year** in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)*
5. Total acreage of proposed zone change: N/A - 3,000 s.f. building.
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes _____ No X
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes _____ No X
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No _____
Please describe the projected demand for utility services:
Water/Sewer/Power and other necessary utility structures already located on site.

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE

(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name Pineview Plaza
(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner Pineview Plaza, LC Phone No. _____
Contact Person/Representative Steven Jennings Phone No. 435-688-9740
Licensed Surveyor Reid Pope Phone No. 435-628-1676

PD ZONE CHANGE PROCEDURE

Step #1 **Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call Community Development at 621-4206 to be scheduled for this meeting.**

Note: Call at least one day in advance to schedule.

Step #2 **Document Submission Checklist***

Legal Description Documents:

*Submit the following documents: (These documents **must** be prepared by a licensed surveyor)*

- ☐ 1. Described bearings on all documents must be rotated to HCN;
- ☐ 2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
- ☐ 3. Minimum size 8-1/2" x 11" graphical representation of Survey Boundary;
- ☐ 4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on a CD for the GIS Department;
- ☐ 5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Other Submission Documents:

- ☐ 6. This Zone Change application form completed and signed;
- ☐ 7. Appropriate** **Filing Fee:** \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre
and \$25 per acre 101-500 **and** \$10.00 per acre 501-plus
- ☐ 8. County ownership plat with boundary of zone change outlined;
- ☐ 9. List of property owners within 500' and **two sets** of mailing labels;
- ☐ 10. **Colored** Site Plan & Landscape Plan – minimum size 24" x 36";
- ☐ 11. Building elevation(s) – **Colored** renderings, all four building sides;
- ☐ 12. **Board mounted** materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- ☐ 13. For buildings over 35' ft in height also provide a **colored photo simulation**;

- 14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
- 15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-8-4);
- 16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format

**Note: This application will be considered incomplete without the above documents*

***Note: There is NO FEE for acreage rezoned to Open Space*

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

Hearing Dates:

Planning Commission _____
City Council Set Date _____
City Council Hearing Date _____
Council Action _____

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre **and** \$25 per acre 101-500 **and** \$10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space

IV. COMMENTS

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.

2. Until the following information is submitted, your application will be considered incomplete:

3. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to

the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

V. APPLICANT AGREEMENT

We the undersigned applicant(s) _____
(is)(are) the owner(s) _____
or (agent) of the following legally described property and **request the zone change as described above.**
(Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed surveyor, and/or property ownership plat must accompany application and must be attached hereto along with the legal description and the surveyed site plan (Record of Survey) drawing in DWG format on CD.) The legal description, if separated from the surveyed site plan (Record of Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address and phone number. **Note:** Surveyed Site Plan (Record of Survey) drawing and legal description shall comply with the pertinent subdivision Final Plat Checklist requirements.

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Attach additional sheets if necessary for additional owners.

ITEM 1C

Zone Change

PLANNING COMMISSION AGENDA REPORT: 05/10/2016

ZONE CHANGE

Case No. 2016-ZC-021

- Request:** Consider a Zone Change from R-4 (Multiple-Family) and R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C-3 (General Commercial) and OS (Open Space).
- Owner:** City of St. George
- Applicant:** Southern Utah Disaster Services
- Location:** The property is generally located south of 476 E Riverside, behind the existing commercial building.
- Acreage:** 4.63
- Existing Zoning:** R-4 (Multiple-Family), R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size), and C-3 (General Commercial).
- Requested Zone:** 0.17 acres to C-3 (General Commercial) and 4.46 acres to OS (Open Space). The applicant has approached the City to purchase a portion of the City property. The applicant intends to join the property with their commercial project to the north and utilize for storage. However, a zone change is required and the city is proposing the remaining portion be zoned OS.
- General Plan:** COM (Commercial), HDR (High Density Residential), and FP (Flood Plain)
- Adjacent zones:** North = C-3
South = R-1-10
West = R-4
East = R-1-10
- Options:** The Planning Commission has several options:
1. Deny the zone change
 2. Approve the zone change as presented

3. Table the zone change to allow for any additional information to be provided as determined.

EXAMPLE

Motion to Approve:

Note that any motion to approve this zone change would need to include:

The Planning Commission recommends approval to rezone R-4 (Multiple-Family) and R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C-3 (General Commercial) and OS (Open Space) located south of 476 E Riverside, behind the existing commercial building.

**ZONE CHANGE
ALL ZONES (EXCEPT PD)
APPLICATION & CHECKLIST**



APPLICATION FOR A ZONE CHANGE EXCEPT PD (PLANNED DEVELOPMENT)
AS PROVIDED BY THE CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH

I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: CITY OF ST GEORGE

MAILING ADDRESS: 175 E 200 N

PHONE: 627-4000 CELL: — FAX: —

APPLICANT: So. Utah Disaster Services
(If different than owner)

MAILING ADDRESS: 476 E Riverside Dr St George UT 84754

PHONE: [REDACTED] CELL: [REDACTED] FAX: —

EMAIL ADDRESS(ES): [REDACTED]

CONTACT PERSON / REPRESENTATIVE: JOHN WILLIS
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: —

PHONE: 627-4235 CELL: — FAX: —

EMAIL ADDRESS(ES): john.willis@sgcity.org

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a site plan suitable for presentations in public meetings. south of 476 E Riverside
east of apartments at 400 E Riverside

The Zone Change becomes effective on the hearing date if approved by the City Council.

*NOTE: NO FEE FOR ACREAGE REZONED TO OPEN SPACE.

OFFICE STAFF USE ONLY

CASE #: 2016-ZC-021 FILING DATE: 4/14/16 RECEIVED BY: — RECEIPT #: —

*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

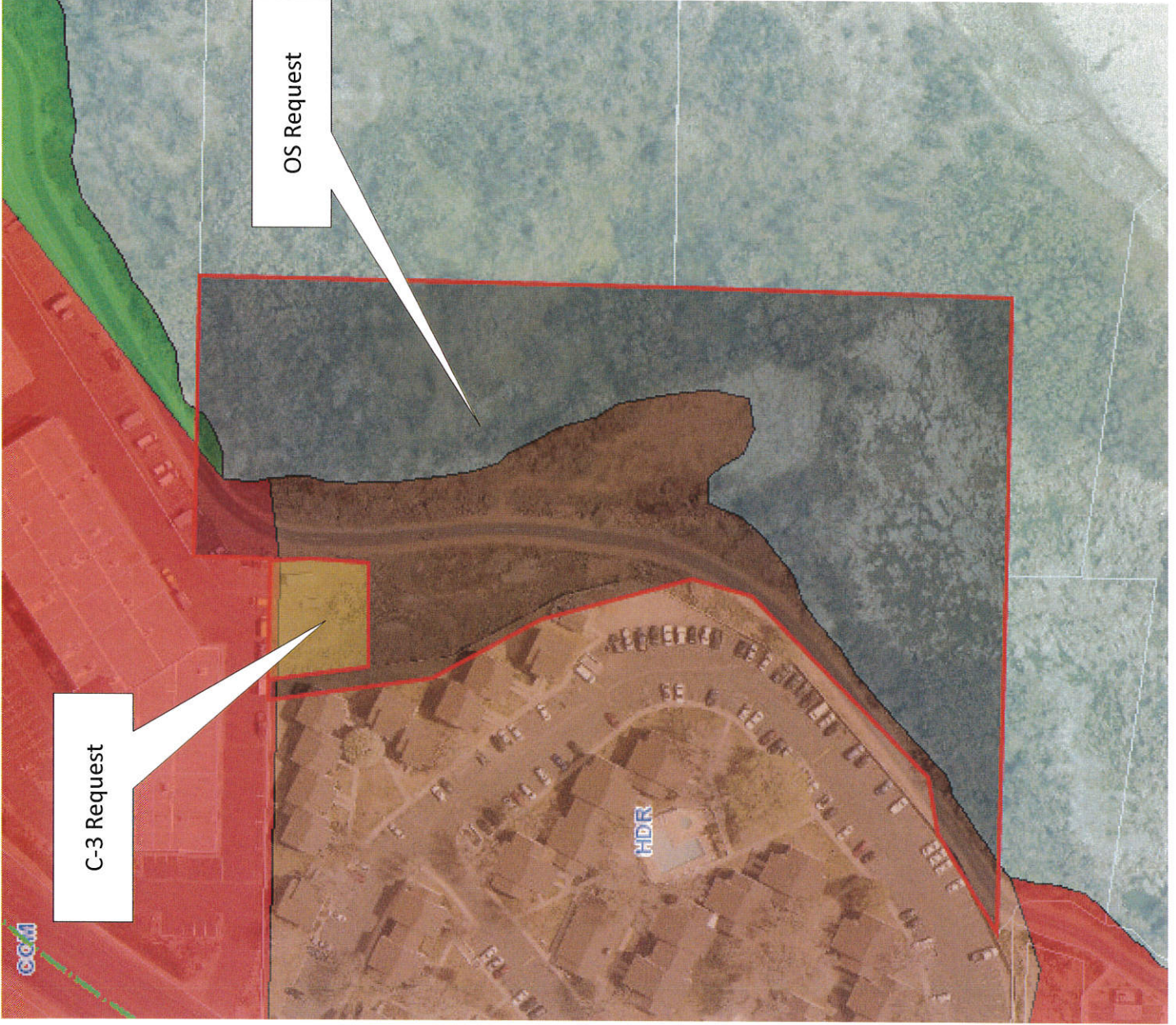
2016-ZC-021

Request:

Consider a Zone Change from R-4 (Multiple-Family) and R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C-3 (General Commercial) and OS (Open Space).



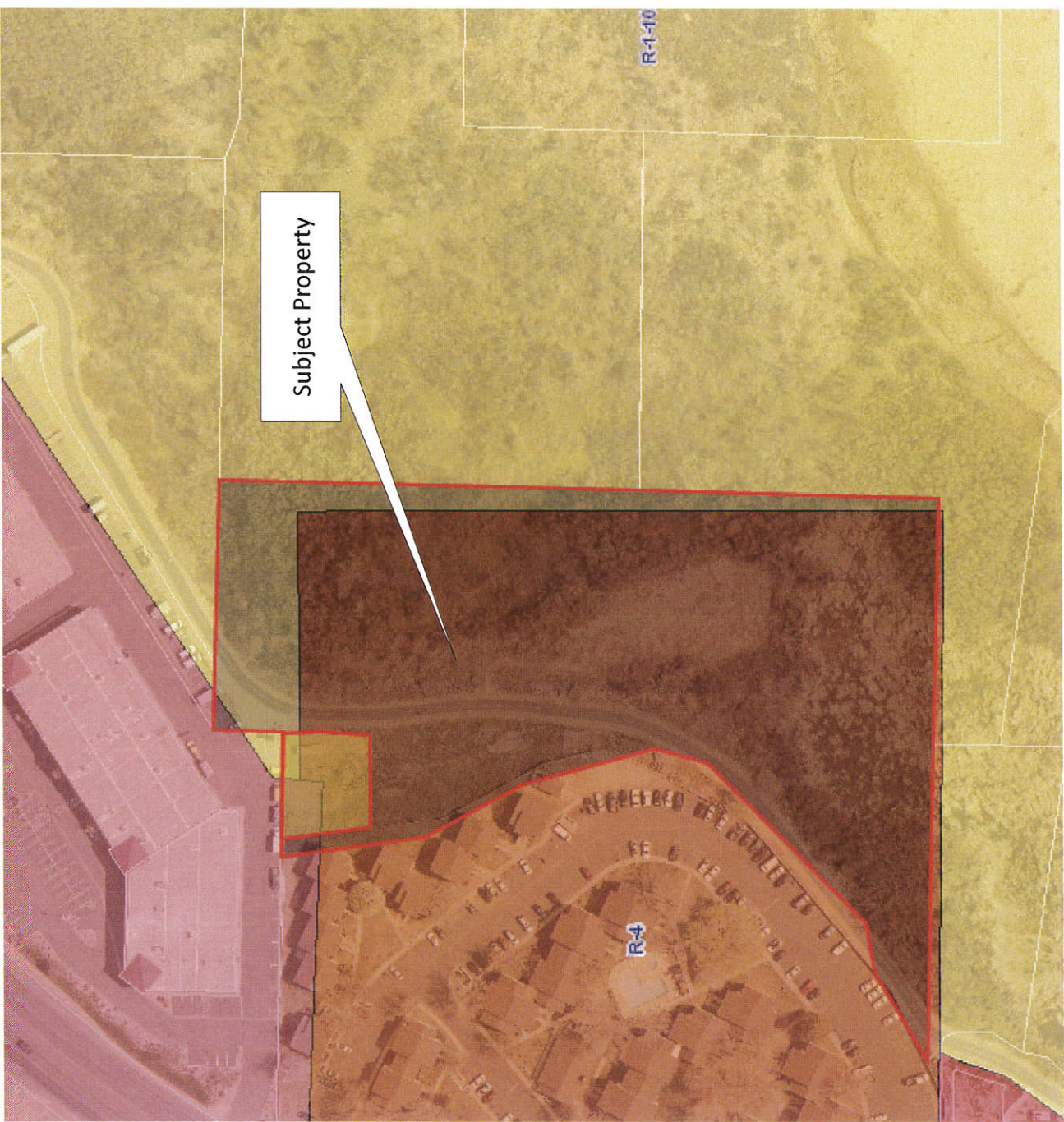
Vicinity Map



C-3 Request



General Plan



Current Zoning



Applicant Exhibit

ITEM 2

PLANNING COMMISSION REPORT OF: 05/10/2016

CONDITIONAL USE PERMIT

Case # 2016-CUP-012

Request: To operate a taxidermy business in a C3 zone.

Location: 1812 W Sunset

Zoning: C3 (General Commercial)

General Plan: COM (Commercial)

Ordinance: Per Title 10, Chapter 10 "Commercial Zones," Section 10-10-2, a taxidermist requires a conditional use permit (CUP).

	C1	C2	C3	C4
Taxidermist	N	C	C	N

Those designated as being permitted in a zone will be identified with the letter "P". Uses designated with the letter "C" are allowed on a conditional use basis. Uses designated with the letter "N" will not be allowed in that zone.

Representative: Mr. Judson Tolman

Narrative: The applicant has provided a narrative describing the proposed business (see attached).

Noticing: Notice letters were sent to property owners within a 300 ft. radius and notice was posted in four (4) public places [on the City website, State website, and on two (2) bulletin boards in the City].

Staff Comments: It's recommended that this CUP have a condition that no tanning of animal hides shall occur on site and only tanned hides will be delivered to the site and there shall be no removal, treatment, or processing of any flesh or fat.

Findings: The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
No dust generation anticipated	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
Contain all odors associated with a taxidermist business within the site.		C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
Business conducted indoors. No exterior changes to commercial center.	N/A	D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
Meet all required City, State, and Federal applicable safety standards for construction (e.g. OSHA, etc.)		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
The City Traffic Engineering Department will plan check the layout, design, projected traffic volumes, sight distances, signage, and striping to meet all applicable codes and standards.	N/A	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.

Existing building. No change in height.	N/A	G. Height	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</p>
Anticipate normal hours of operation	N/A	H. Hours of Operation	<p>1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.</p>
No other known taxidermist within the area.	N/A	I. Saturation / Spacing	<p>1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.</p>
No change in exterior character of commercial center proposed.	N/A	J. Maintain Character and purpose of zone	<p>1. Uses shall be consistent with the character and purpose of the zone within which they are located.</p>
Shall comply with all applicable City, State, and federal standards for public health.		K. Public Health	<p>1. Use shall comply with all sanitation and solid waste disposal codes.</p> <p>2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)</p>

Narrative

Judson Tolman Taxidermy
1812 W Sunset #35 St George, UT 84770
Phone 435-632-8684

Dear St George City Council Members and City Business License Division,

Southern Utah is world renowned for its quality big game hunts. People travel here from all areas of the country after waiting years sometimes to draw a quality permit. Many of the areas residents also have a deep history of fall hunts with family and friends. These experiences often form lifelong positive memories for sportsmen in our area. When someone is successful in harvesting, for example a mature mule deer buck or bull elk, he or she many times would like to preserve that memory in the form of some taxidermy art for their home or cabin.

Taxidermy pieces, when done by a professional, are stunning pieces of art that last forever and are often passed down as family heirlooms. Currently there is no one in the St George area providing these services for sportsmen. They must travel many miles out of our area in most cases to find a quality professional taxidermist. With 15yrs experience in both large and small game taxidermy Tolman Taxidermy would like to provide that quality professionalism here in St George.

Tolman Taxidermy is not a tannery! I am a small, one man shop and I use ONLY commercially tanned skins. I use those skins to make beautiful custom pieces of art. Based on the size of the tanned skin and the pose the customer wants I order a commercial foam body form. Then by either strategically cutting away or adding to it I make the form bigger or smaller to fit that particular skin exactly. Using clay I set the glass eyes at precise angle and cant for that species. The eyelid and facial area of the form is then molded with clay to look life like and give off the correct expression. I sew up any holes in the skin and pull it over the previously glued form. After the glue is dry I fill in any minor gaps around the glass eyes with an apoxie sculpt. I lightly airbrush the natural color around the eyes and nose. I then groom the mount and essentially its done. I also make beautiful artistic custom habitat displays for some mounts by using cast rocks and plastic plants and such. Its very much a form of custom art. I have included a couple photos of pieces I've done myself. As you'll see I take a lot of pride in my work and only put out beautiful quality pieces!

I am currently leasing a commercial space at 1812 W Sunset #35 from Larry Belliston. He has been supportive of what I'd like to use it for. I would like to provide this service as a business rather than just a hobby. In order to obtain my business license it requires a special use permit for taxidermy services. I would ask that you extend this permit to me.

Taxidermy is an art form that I have a passion for! It's a unique art in that each piece has a personal and significant connection to the owner. It's a reminder of a cherished experience frozen in time. It may remind them of loved ones they shared the hunt with that have since passed on. Or maybe it reminds them of smell of aspens in the fall. It's different for everyone. Whatever the memory is I love that my artistic skills played a part in bringing that to them to enjoy for a lifetime.

Thank you for your consideration!

Sincerely,
Judson Tolman

Vicinity Map



Zoning



Photos

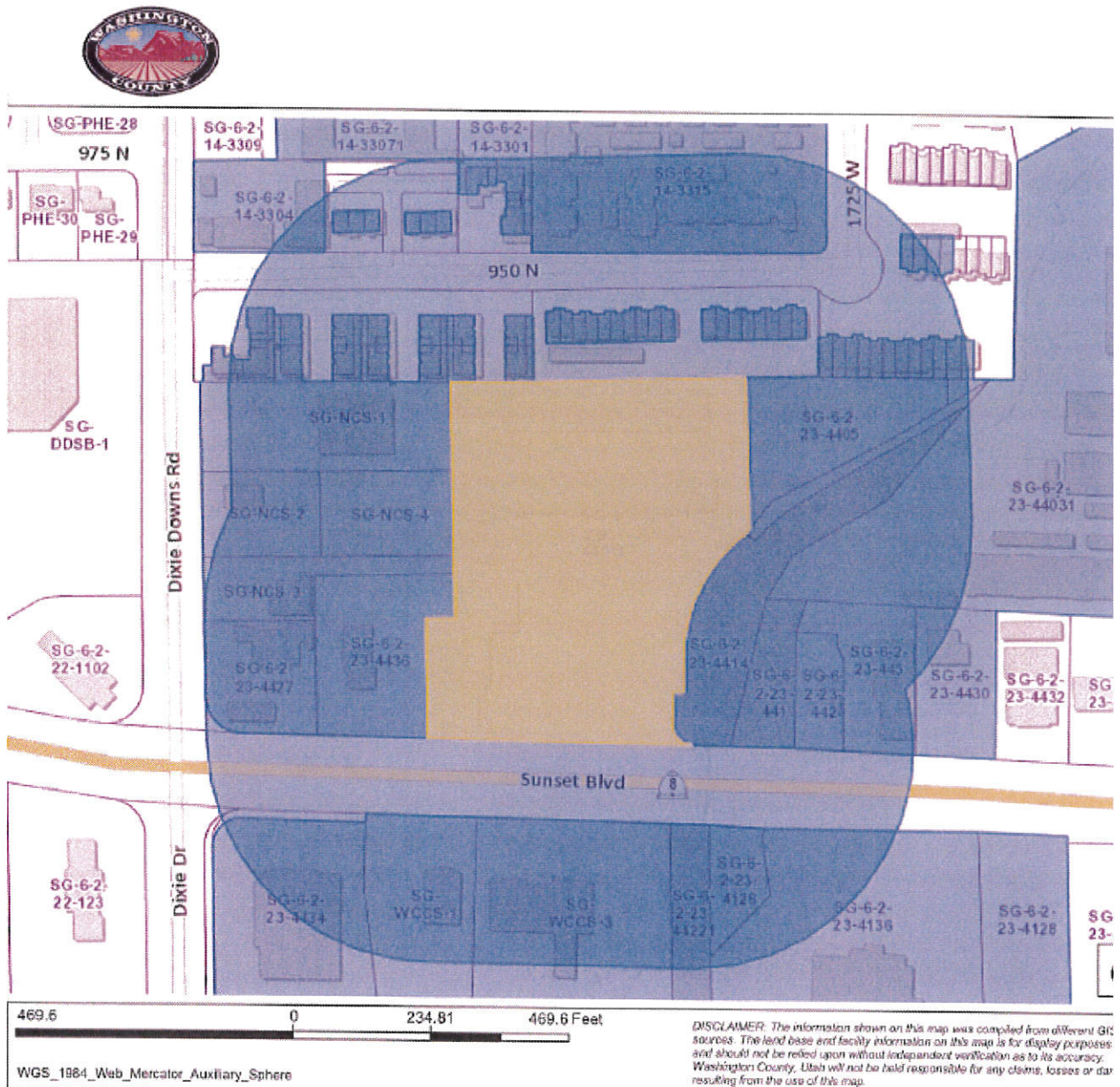








Radius Map



Application

CONDITIONAL USE PERMIT
APPLICATION & CHECKLIST



I. PROPERTY OWNER(S) / APPLICANT INFORMATION

APPLICANT: Judson Tolman
(If different than owner)
MAILING ADDRESS: 1293 N 1530 W

PHONE: 435-632-8684 CELL: 435-632-8684 FAX: —

E-MAIL ADDRESS: Judsonandandrea@msn.com

LOCATION OF SUBJECT PROPERTY: 1812 W Sunset #35

CONTACT PERSON / REPRESENTATIVE (if applicable): _____
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

E-MAIL ADDRESS: _____

II. PROPERTY INFORMATION

ZONING: _____ SUBDIVISION: _____

TAX I.D. NUMBER (PARCEL SERIAL NUMBER): _____

EXISTING USE: _____

Use of property and/or Buildings

PROPOSED USE: Taxidermy

Use of property and/or Buildings.

OFFICE STAFF USE ONLY

CASE NO. 20__-CUP-__ FILING DATE: __ RECEIVED BY: __ RECEIPT: __

FEE: \$300.00 – PAYABLE BY CHECK OR MONEY ORDER. CASH WILL NOT BE ACCEPTED

RECEIVED
APR 27 2016
BY: [Signature]

PAID

III. SUBMITTAL CHECKLIST

- ☒ 1. General Information Form - completed. (*This application-first page*)
- ☒ 2. Mailing Labels - Property Owner's (*The mailing labels can be obtained from the Washington County Recorder's Office*)
- ☒ 3. Radius Map - Property Owner's- identifying all properties within the required 300 ft. radius. (*The radius map can be obtained from the Washington County Recorder's Office*).
- ☒ 4. Narrative - minimum one (1) page of proposed use. (*ALL projects*).
- ☐ 5. Two (2) copies of the Subdivision Plat.
- ☐ 6. Two (2) copies of the Site Plan - minimum size 22" x 34" (ANSI D).
- ☐ 7. Two (2) copies of the Elevation(s) - minimum size 22" x 34" (ANSI D) for building height requests
- ☐ 8. One (1) copy (each) - 8-1/2" x 11" reduction of the subdivision plat and site plan.
- ☐ 9. One (1) copy - 8-1/2" x 11" reduction of the elevation(s) for building height requests.
- ☐ 10. Color and Materials Board (*or approved equivalent as required*).
- ☐ 11. Payment of \$300.00 filing fee by Check or Money Order .

IV. SITE PLAN REQUIRED INFORMATION CHECKLIST

- ☐ 1. Current address of project, County Assessor's parcel number(s), and the applicant's and plan preparer's name, address, email address, phone and fax numbers.
- ☐ 2. North Arrow and scale.
- ☐ 3. Property Lines, with dimensions, and the location, width and description of any easements.
- ☐ 4. Existing and proposed streets, including names, centerlines, widths, and future rights of way and improvements.
- ☐ 5. Show existing fire hydrants within 300 feet of the project site.
- ☐ 6. Show proposed Fire Department access lane(s) (*if applicable*).
- ☐ 7. Show and dimension all existing and proposed buildings and structures;
 - Show distances between existing and/or proposed buildings.
 - Show distances from existing and/or proposed buildings to property line.
 - Show all required and proposed building setback lines.
 - Show any nearby buildings, proposed or existing, within 30 feet of the subject property lines.
 - Show proposed walls, fences, trash enclosures, accessory buildings, etc.
- ☐ 8. Show proposed and existing parking, driveways and on-site access points (where applicable show any off-site parking within the vicinity). Indicate width of driveways and drive aisles, and show distances between driveways. Show parking space dimensions, handicapped accessible spaces, and indicate one-way and two-way drive aisles.
- ☐ 9. Show any significant natural features such as rock outcroppings and water courses.
- ☐ 10. Show proposed landscaping, including quantity and, locations; a separate landscaping plan may be substitutes instead of showing information on the site plan.
- ☐ 11. Show locations and dimensions of pedestrian access ways, loading areas, and access to service areas.

- ☐ 12. Show proposed lighting fixtures in parking areas, adjacent to walkways, and on buildings, and indicate type.
- ☐ 13. Show all existing and proposed public improvements, including water, sewer, catch basins, curbs, gutters, sidewalks, street lights, signals, power lines, utility vaults, and utility poles.
- ☐ 14. Show existing contour lines and proposed contour lines indicating finished grade on the site; a grading plan may be substituted instead of showing contours on the plan, if desired.
- ☐ 15. Show location of on-site and off-site drainage, both existing and proposed.
- ☐ 16. Provide a **legend** (data box) on the site plan that includes:
 - a. Current Zoning
 - b. Total lot square footage
 - c. Total building square footage
 - d. Percentage of Lot Coverage
 - e. Setbacks (Existing and/or Proposed)
 - f. Building Height (Proposed)
 - g. Parking (show calculations)
 - h. Open Space
 - i. Landscaping (show calculations and % of coverage)
 - j. Proposed Use (e.g. restaurant, retail, office, etc.)(show square footage allocated to each use within building(s).
 - k. For multiple family residential projects; include unit type, number of bedrooms, square footage per unit, unit mix, etc.
 - l. Indicate the intended occupancy type of all buildings.
 - m. Identify building sprinkled and/or non-sprinkled

V. GENERAL STANDARDS FOR APPROVAL OF CONDITIONAL USES (Section 10-17-7)

The following standards must be met to mitigate the reasonably anticipated detrimental effects if imposed as a condition of approval: (if category applies, attach a separate sheet with explanation)

Yes	N/A	Category	Description
		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
		B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
		C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.

			2. Uses shall not locate within the 100-year flood plain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
		F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
		H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
		I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas
		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
		K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

VI. COMMENTS

1. Please be aware that, if determined necessary by City staff, additional information and/or special studies may be required to review the project. These studies may include, but not be limited to: a soils report, hydrology report, traffic study, etc.
2. Until the following information is submitted, your application will be considered incomplete:
3. The applicant has the ability and intention to **utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval** by the City Council; and the applicant understands this **CONDITIONAL USE PERMIT** application, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing the application, or if any time after granting the use is discontinued for a period of twelve (12) months, or developed by someone other than the applicant
4. A **CONDITIONAL USE PERMIT** approval does not eliminate the necessity of obtaining a building permit, which is required for construction of all buildings in the project.

ITEM 3

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 05/10/2016

PRELIMINARY PLAT

Desert Plateau

Case No. 2016-PPA-016

Request: To approve a preliminary plat for a one hundred (100) lot residential subdivision

Location: The site is located in the Desert Canyons development along the Arizona border south and east of Deserts Edge Drive.

Property: 39.44 acres

Number of Lots: 100

Density: 2.54 du/ac

Zoning: R-1-10

Adjacent zones: This plat is surrounded by the following zones:
North – R-1-10
South – State of Arizona
East – R-1-10
West – R-1-10

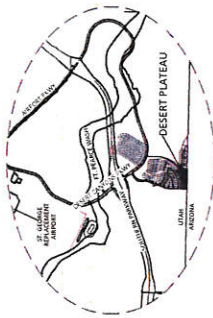
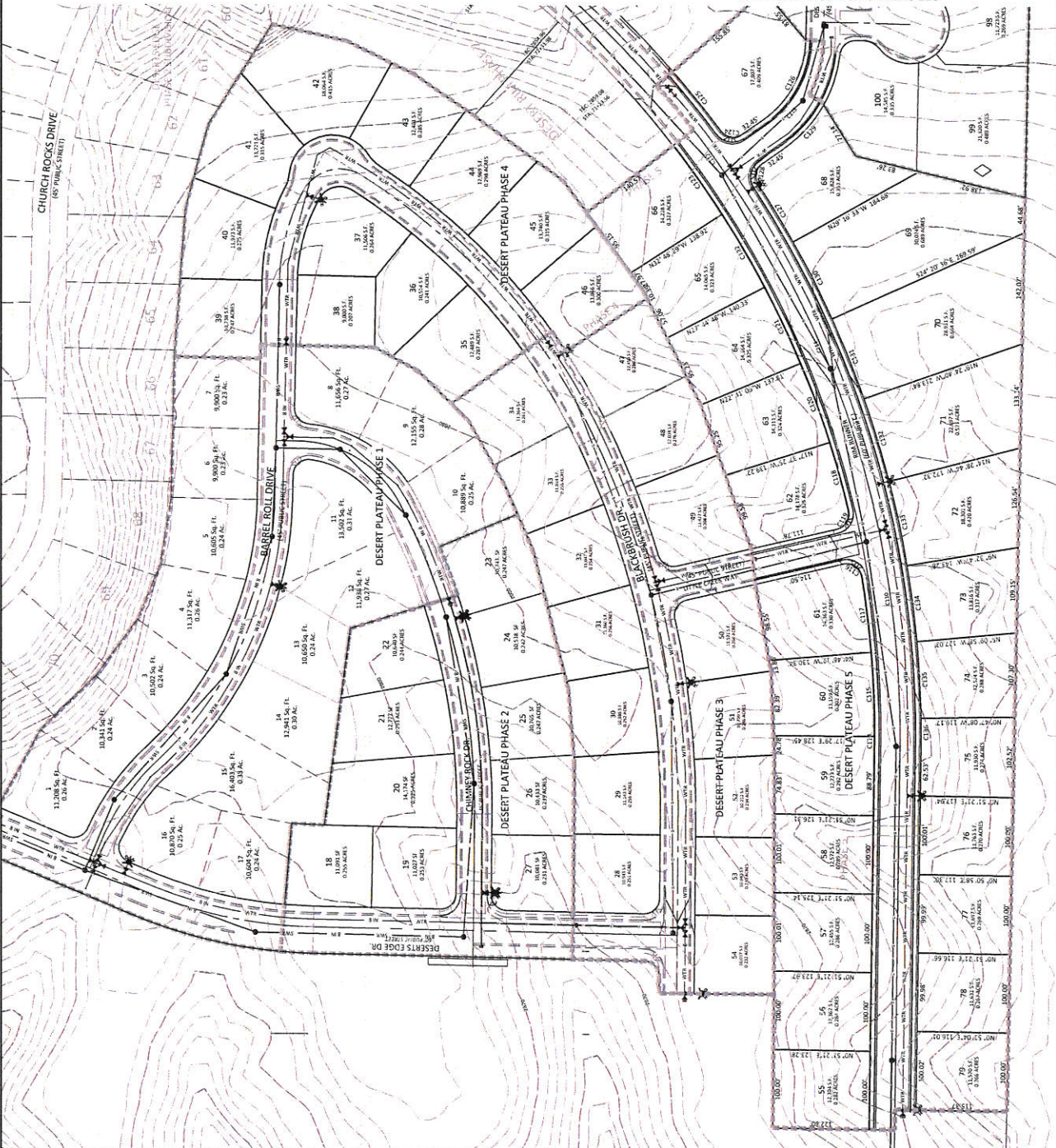
General Plan: Residential

Applicant: Development Solutions Group

Representative: Ken Miller

Comments:

1. The developer is requesting lot size averaging for Desert Plateau Phase 6 with 2 lots of the total 21 less than the minimum 10,000 SF.
2. Phase 5 originally had 30 lots. However, 7 lots were removed from Phase 5 and were included as part of Desert Rim Phase 2. Phase 5 was left with 23 lots; however, this amendment is to add 2 additional lots to Phase 5 creating a total of 25 lots for Phase 5.
3. Phase 6 originally included 23 lots on the preliminary plat. With this amended preliminary plat there will be only 21 lots in Phase 6. The developer is proposing lot 87 to be a flag lot with the staff portion required to be 25 feet wide.



Vicinity Map

FLOOD NOTE

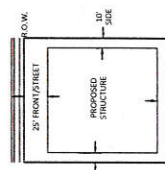
THIS SITE IS LOCATED WITHIN THE CANYON FLOOD INSURANCE RATE MAP NUMBER 48054C-0005, WITHIN ZONE X.

SITE DATA:

ZONING:	RS-1 LOT
SITE AREA:	39.44 ACRES
TOTAL DWELLING UNITS:	300 DU
DENSITY:	2.54 DU/AC

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
2. DIMENSIONS SHOWN ON UNDEVELOPED LOTS ONLY.
3. DESERT PLATEAU PHASES 1, 2, 3, & 4 FINAL PLATS PRELIMINARY PLATS.



TYPICAL SETBACKS



SEE SHEET 2 FOR CONTINUATION

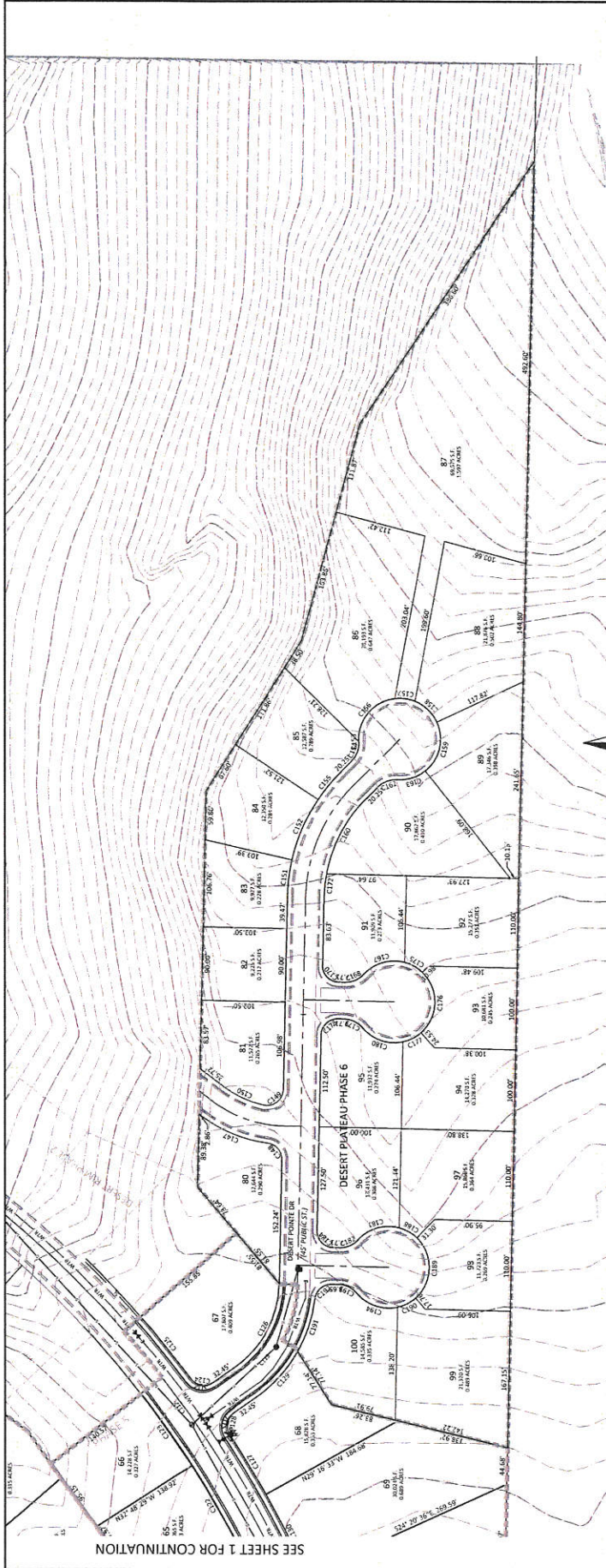


NO.	DESCRIPTION	DATE	APP'D

PRELIMINARY PLAT AMENDMENT
AT DESERT CANYONS
ST. GEORGE, UTAH

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
120 East St. George Blvd Suite 301
St. George, UT 84770
Office (435) 624-1211 • Fax (435) 674-3553
www.developmentsolutions.com

DATE	04/23/24
DRAWN BY	SA
CHECKED BY	SA
PROJECT NO.	24-045-1
SCALE	AS SHOWN
SHEET NUMBER	1



SEE SHEET 1 FOR CONTINUATION

CURVE TABLE					CURVE TABLE					CURVE TABLE				
	RADIUS	LENGTH	TANGENT	CURVE		DELTA	DELTA	DELTA		RADIUS	LENGTH	TANGENT	DELTA	
C14	127.00	12.05	0° 34' 02"	C14	127.00	97.61	4° 27' 49"	48.84	C18	30.00	25.65	48° 39' 08"	13.67	
C15	127.00	12.05	5° 03' 41"	C15	127.00	97.61	4° 27' 49"	48.84	C19	30.00	25.65	48° 39' 08"	13.67	
C16	127.00	12.05	5° 03' 41"	C16	127.00	97.61	4° 27' 49"	48.84	C20	30.00	25.65	48° 39' 08"	13.67	
C17	127.00	12.05	5° 03' 41"	C17	127.00	97.61	4° 27' 49"	48.84	C21	30.00	25.65	48° 39' 08"	13.67	
C18	127.00	12.05	5° 03' 41"	C18	127.00	97.61	4° 27' 49"	48.84	C22	30.00	25.65	48° 39' 08"	13.67	
C19	127.00	12.05	5° 03' 41"	C19	127.00	97.61	4° 27' 49"	48.84	C23	30.00	25.65	48° 39' 08"	13.67	
C20	127.00	12.05	5° 03' 41"	C20	127.00	97.61	4° 27' 49"	48.84	C24	30.00	25.65	48° 39' 08"	13.67	
C21	127.00	12.05	5° 03' 41"	C21	127.00	97.61	4° 27' 49"	48.84	C25	30.00	25.65	48° 39' 08"	13.67	
C22	127.00	12.05	5° 03' 41"	C22	127.00	97.61	4° 27' 49"	48.84	C26	30.00	25.65	48° 39' 08"	13.67	
C23	127.00	12.05	5° 03' 41"	C23	127.00	97.61	4° 27' 49"	48.84	C27	30.00	25.65	48° 39' 08"	13.67	
C24	127.00	12.05	5° 03' 41"	C24	127.00	97.61	4° 27' 49"	48.84	C28	30.00	25.65	48° 39' 08"	13.67	
C25	127.00	12.05	5° 03' 41"	C25	127.00	97.61	4° 27' 49"	48.84	C29	30.00	25.65	48° 39' 08"	13.67	
C26	127.00	12.05	5° 03' 41"	C26	127.00	97.61	4° 27' 49"	48.84	C30	30.00	25.65	48° 39' 08"	13.67	
C27	127.00	12.05	5° 03' 41"	C27	127.00	97.61	4° 27' 49"	48.84	C31	30.00	25.65	48° 39' 08"	13.67	
C28	127.00	12.05	5° 03' 41"	C28	127.00	97.61	4° 27' 49"	48.84	C32	30.00	25.65	48° 39' 08"	13.67	
C29	127.00	12.05	5° 03' 41"	C29	127.00	97.61	4° 27' 49"	48.84	C33	30.00	25.65	48° 39' 08"	13.67	
C30	127.00	12.05	5° 03' 41"	C30	127.00	97.61	4° 27' 49"	48.84	C34	30.00	25.65	48° 39' 08"	13.67	
C31	127.00	12.05	5° 03' 41"	C31	127.00	97.61	4° 27' 49"	48.84	C35	30.00	25.65	48° 39' 08"	13.67	
C32	127.00	12.05	5° 03' 41"	C32	127.00	97.61	4° 27' 49"	48.84	C36	30.00	25.65	48° 39' 08"	13.67	
C33	127.00	12.05	5° 03' 41"	C33	127.00	97.61	4° 27' 49"	48.84	C37	30.00	25.65	48° 39' 08"	13.67	
C34	127.00	12.05	5° 03' 41"	C34	127.00	97.61	4° 27' 49"	48.84	C38	30.00	25.65	48° 39' 08"	13.67	
C35	127.00	12.05	5° 03' 41"	C35	127.00	97.61	4° 27' 49"	48.84	C39	30.00	25.65	48° 39' 08"	13.67	
C36	127.00	12.05	5° 03' 41"	C36	127.00	97.61	4° 27' 49"	48.84	C40	30.00	25.65	48° 39' 08"	13.67	
C37	127.00	12.05	5° 03' 41"	C37	127.00	97.61	4° 27' 49"	48.84	C41	30.00	25.65	48° 39' 08"	13.67	
C38	127.00	12.05	5° 03' 41"	C38	127.00	97.61	4° 27' 49"	48.84	C42	30.00	25.65	48° 39' 08"	13.67	
C39	127.00	12.05	5° 03' 41"	C39	127.00	97.61	4° 27' 49"	48.84	C43	30.00	25.65	48° 39' 08"	13.67	
C40	127.00	12.05	5° 03' 41"	C40	127.00	97.61	4° 27' 49"	48.84	C44	30.00	25.65	48° 39' 08"	13.67	
C41	127.00	12.05	5° 03' 41"	C41	127.00	97.61	4° 27' 49"	48.84	C45	30.00	25.65	48° 39' 08"	13.67	
C42	127.00	12.05	5° 03' 41"	C42	127.00	97.61	4° 27' 49"	48.84	C46	30.00	25.65	48° 39' 08"	13.67	
C43	127.00	12.05	5° 03' 41"	C43	127.00	97.61	4° 27' 49"	48.84	C47	30.00	25.65	48° 39' 08"	13.67	
C44	127.00	12.05	5° 03' 41"	C44	127.00	97.61	4° 27' 49"	48.84	C48	30.00	25.65	48° 39' 08"	13.67	
C45	127.00	12.05	5° 03' 41"	C45	127.00	97.61	4° 27' 49"	48.84	C49	30.00	25.65	48° 39' 08"	13.67	
C46	127.00	12.05	5° 03' 41"	C46	127.00	97.61	4° 27' 49"	48.84	C50	30.00	25.65	48° 39' 08"	13.67	
C47	127.00	12.05	5° 03' 41"	C47	127.00	97.61	4° 27' 49"	48.84	C51	30.00	25.65	48° 39' 08"	13.67	
C48	127.00	12.05	5° 03' 41"	C48	127.00	97.61	4° 27' 49"	48.84	C52	30.00	25.65	48° 39' 08"	13.67	
C49	127.00	12.05	5° 03' 41"	C49	127.00	97.61	4° 27' 49"	48.84	C53	30.00	25.65	48° 39' 08"	13.67	
C50	127.00	12.05	5° 03' 41"	C50	127.00	97.61	4° 27' 49"	48.84	C54	30.00	25.65	48° 39' 08"	13.67	
C51	127.00	12.05	5° 03' 41"	C51	127.00	97.61	4° 27' 49"	48.84	C55	30.00	25.65	48° 39' 08"	13.67	
C52	127.00	12.05	5° 03' 41"	C52	127.00	97.61	4° 27' 49"	48.84	C56	30.00	25.65	48° 39' 08"	13.67	
C53	127.00	12.05	5° 03' 41"	C53	127.00	97.61	4° 27' 49"	48.84	C57	30.00	25.65	48° 39' 08"	13.67	
C54	127.00	12.05	5° 03' 41"	C54	127.00	97.61	4° 27' 49"	48.84	C58	30.00	25.65	48° 39' 08"	13.67	
C55	127.00	12.05	5° 03' 41"	C55	127.00	97.61	4° 27' 49"	48.84	C59	30.00	25.65	48° 39' 08"	13.67	
C56	127.00	12.05	5° 03' 41"	C56	127.00	97.61	4° 27' 49"	48.84	C60	30.00	25.65	48° 39' 08"	13.67	
C57	127.00	12.05	5° 03' 41"	C57	127.00	97.61	4° 27' 49"	48.84	C61	30.00	25.65	48° 39' 08"	13.67	
C58	127.00	12.05	5° 03' 41"	C58	127.00	97.61	4° 27' 49"	48.84	C62	30.00	25.65	48° 39' 08"	13.67	
C59	127.00	12.05	5° 03' 41"	C59	127.00	97.61	4° 27' 49"	48.84	C63	30.00	25.65	48° 39' 08"	13.67	
C60	127.00	12.05	5° 03' 41"	C60	127.00	97.61	4° 27' 49"	48.84	C64	30.00	25.65	48° 39' 08"	13.67	
C61	127.00	12.05	5° 03' 41"	C61	127.00	97.61	4° 27' 49"	48.84	C65	30.00	25.65	48° 39' 08"	13.67	
C62	127.00	12.05	5° 03' 41"	C62	127.00	97.61	4° 27' 49"	48.84	C66	30.00	25.65	48° 39' 08"	13.67	
C63	127.00	12.05	5° 03' 41"	C63	127.00	97.61	4° 27' 49"	48.84	C67	30.00	25.65	48° 39' 08"	13.67	
C64	127.00	12.05	5° 03' 41"	C64	127.00	97.61	4° 27' 49"	48.84	C68	30.00	25.65	48° 39' 08"	13.67	
C65	127.00	12.05	5° 03' 41"	C65	127.00	97.61	4° 27' 49"	48.84	C69	30.00	25.65	48° 39' 08"	13.67	
C66	127.00	12.05	5° 03' 41"	C66	127.00	97.61	4° 27' 49"	48.84	C70	30.00	25.65	48° 39' 08"	13.67	
C67	127.00	12.05	5° 03' 41"	C67	127.00	97.61	4° 27' 49"	48.84	C71	30.00	25.65	48° 39' 08"	13.67	
C68	127.00	12.05	5° 03' 41"	C68	127.00	97.61	4° 27' 49"	48.84	C72	30.00	25.65	48° 39' 08"	13.67	
C69	127.00	12.05	5° 03' 41"	C69	127.00	97.61	4° 27' 49"	48.84	C73	30.00	25.65	48° 39' 08"	13.67	
C70	127.00	12.05	5° 03' 41"	C70	127.00	97.61	4° 27' 49"	48.84	C74	30.00	25.65	48° 39' 08"	13.67	
C71	127.00	12.05	5° 03' 41"	C71	127.00	97.61	4° 27' 49"	48.84	C75	30.00	25.65	48° 39' 08"	13.67	
C72	127.00	12.05	5° 03' 41"	C72	127.00	97.61	4° 27' 49"	48.84	C76	30.00	25.65	48° 39' 08"	13.67	
C73	127.00	12.05	5° 03' 41"	C73	127.00	97.61	4° 27' 49"	48.84	C77	30.00	25.65	48° 39' 08"	13.67	
C74	127.00	12.05	5° 03' 41"	C74	127.00	97.61	4° 27' 49"	48.84	C78	30.00	25.65	48° 39' 08"	13.67	
C75	127.00	12.05	5° 03' 41"	C75	127.00	97.61	4° 27' 49"	48.84	C79	30.00	25.65	48° 39' 08"	13.67	
C76	127.00	12.05	5° 03' 41"	C76	127.00	97.61	4° 27' 49"	48.84	C80	30.00	25.65	48° 39' 08"	13.67	
C77	127.00	12.05	5° 03' 41"	C77	127.00	97.61	4° 27' 49"	48.84	C81	30.00	25.65	48° 39' 08"	13.67	
C78	127.00	12.05	5° 03' 41"	C78	127.00	97.61	4° 27' 49"	48.84	C82	30.00	25.65	48° 39' 08"	13.67	
C79	127.00	12.05	5° 03' 41"	C79	127.00	97.61	4° 27' 49"	48.84	C83	30.00	25.65	48° 39' 08"	13.67	
C80	127.00	12.05	5° 03' 41"	C80	127.00	97.61	4° 27' 49"	48.84	C84	30.00	25.65	48° 39' 08"	13.67	
C81	127.00	12.05	5° 03' 41"	C81	127.00	97.61	4° 27' 49"	48.84	C85	30.00	25.65	48° 39' 08"	13.67	
C82	127.00	12.05	5° 03' 41"	C82	127.00	97.61	4° 27' 49"	48.84	C86	30.00	25.65	48° 39' 08"	13.67	
C83	127.00	12.05	5° 03' 41"	C83	127.00	97.61	4° 27' 49"	48.84	C87	30.00	25.65	48° 39' 08"	13.67	
C84	127.00	12.05	5° 03' 41"	C84	127.00	97.61	4° 27' 49"	48.84	C88	30.00	25.65	48° 39' 08"	13.67	
C85	127.00	12.05	5° 03' 41"	C85	127.00	97.61	4° 27' 49"	48.84	C89	30.00	25.65	48° 39' 08"	13.67	
C86	127.00	12.05	5° 03' 41"	C86	127.00	97.61	4° 27' 49"	48.84	C90	30.00	25.65	48° 39' 08"	13.67	
C87	127.00	12.05	5° 03' 41"	C87	127.00	97.61	4° 27' 49"	48.84	C91	30.00	25.65	48° 39' 08"	13.67	
C88	127.00	12.05	5° 03' 41"	C88	127.00	97.61	4° 27' 49"	48.84	C92	30.00	25.65	48° 39' 08"	13.67	
C89	127.00	12.05	5° 03' 41"	C89	127.00	97.61	4° 27' 49"	48.84	C93	30.00	25.65	48° 39' 08"	13.67	
C90	127.00	12.05	5° 03' 41"	C90	127.00	97.61	4° 27' 49"	48.84	C94	30.00	25.65	48° 39' 08"	13.67	
C91	127.00	12.05	5° 03' 41"	C91	127.00	97.61	4° 27' 49"	48.84	C95	30.00	25.65	48° 39' 08"	13.67	
C92	127.00	12.05	5° 03' 41"	C92	127.00	97.61	4° 27' 49"	48.84	C96	30.00	25.65	48° 39' 08"	13.67	
C93	127.00	12.05	5° 03' 41"	C93	127.00	97.61	4° 27' 49"	48.84	C97	30.00	25.65	48° 39' 08"	13.67	
C94	127.00	12.05	5° 03' 41"	C94	127.00	97.61	4° 27' 49"	48.84	C98	30.00	25.65	48° 39' 08"	13.67	
C95	127.00	12.05	5° 03' 41"	C95	127.00	97.61	4° 27' 49"	48.84	C99	3				

